

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner
Meeting: April 7, 2026
Subject: Variance – 404 Martin Boulevard – Fence Height
Presenter: Ryan Miller, City Planner

Summary and Recommended Action:

Dakota Dodds has made a request for a variance on Lot 8 of Block 4 in Esther Heights Addition, also known as 404 Martin Boulevard. The request is for a six-foot-high fence in the front yard. In all residential districts, privacy fencing fences and walls shall not exceed 48 inches in height when located between the front lot line and the principal building.

Staff recommends approval with the condition of the fence being constructed 10-feet west of the east property line.

Item Details:

404 Martin Boulevard is a single-family residence located at the corner of Martin Boulevard and Western Avenue South. The applicant is proposing to install a six-foot-high privacy fence 10-feet of the east property line along Western Avenue South. Per Section 94-398(a)(1) privacy fencing utilizing solid board or other similarly designed fences and walls shall not exceed 48 inches in height when located between the front lot line and the principal building.

The residence is located on a corner lot and has two front yards along Martin Boulevard and Western Avenue South. Western Avenue South is classified as a collector street. The proposed six-foot-high fence does not encroach upon or obstruct any required site triangles. Additionally, several corner lots have previously been granted variances allowing six-foot-tall fences located between the front lot line and the principal structure, including:

320 20th Ave- 5' setback
1705 Derdall Drive- 10' setback
2004 23rd Street- 5' setback
629 6th Ave- 2' setback

Staff recommends approval with the condition of the fence being constructed 10-feet west of the east property line.

Supporting Documentation:

Hearing Notice

Location Map
Application
Site Plan
Approved Variances